

# Chapters



**12 VICTORIA AVENUE  
BRADFORD**

**£220,000  
FREEHOLD**

Nestled on the desirable Victoria Avenue in Bradford, this charming two bedroom semi detached house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts an inviting open plan living area perfect for both relaxation and entertaining. This home is ready to move into making it an ideal choice for a number of buyers. The well maintained interiors provide a warm and welcoming atmosphere and one of the standout features of this property is the generous driveway, which accommodates up to three vehicles, alongside a separate garage for additional storage offering convenience and peace of mind for homeowners with multiple vehicles. Furthermore, the location benefits from excellent transport links, making commuting and travel straightforward. Whether you are heading into the city or exploring the surrounding areas, you will find that accessibility is a key advantage of this property. In summary, this two bedroom semi detached house on Victoria Avenue is a delightful home that combines modern living with practicality. With its open plan design, ample parking, and superb transport connections, it is a must see for anyone looking to establish themselves in Bradford.



• TWO BEDROOM SEMI DETACHED • DESIRABLE LOCATION • OPEN PLAN KITCHEN DINING AREA

## Entrance

Entering through a composite door into the the property, with stairs to first floor landing, radiator, and door leading to:

## Living Room

13'9" x 13'1"

Spacious living room with gas fire and surround, double glazed window to the front, storage cupboard with double glazed window to the side, radiator and door to:

## Kitchen Dining Room

16'4" x 10'2"

Open plan kitchen with matching wall and base units, cooker with double oven, gas hob and overhead extractor hood. Plumbing for a washing machine and dishwasher, stainless steel sink with draining board, double glazed window to the side and space for a fridge freezer. Opening plan dining area with radiator leading to:

## Conservatory

16'4" x 11'9"

Large conservatory with double glazed windows to three sides, radiator and door to:

## WC

WC, wash basin set to a vanity unit, frosted double glazed window, and heated towel radiator.

## First Floor Landing

First Floor Landing with loft access point, double glazed window to the side and doors leading to:

## Bedroom One

12'1" x 10'5"

Spacious double bedroom with fitted wardrobes, double glazed window to the front, radiator and door to:

## En Suite

En Suite with WC, wash basin set to a vanity unit, separate shower cubicle, tiled flooring and part tiled walls, frosted double glazed window to the side and heated towel radiator.

## Bedroom Two

12'1" x 10'5"

Double bedroom with double glazed window to the rear, spotlighting and radiator.



- LARGE CONSERVATORY • LOW MAINTANCE GARDEN • DRIVEWAY AND SEPERATE GARAGE • GOOD TRANSPORT LINKS • READY TO MIVE INTO

## Bathroom

Three piece bathroom bathroom suite including, bath with overhead shower and glass shower screen, WC, and wash basin set to a vanity unit. Frosted double glazed window to the rear, tiled flooring and part tiled walls and heated towel radiator.

## External

To the front there is a paved driveway with parking for up to three cars, mature shrubs and trees with low maintenance slate-chipped frontage. To the side there is a separate garage with power and lighting, to the rear there is a large low maintenance garden with a shed, flagged seating area, a further wooden decked seating area and low maintenance slate chipped area with mature shrubs.







## Additional Information

Local Authority -  
Council Tax - Band B  
Viewings - By Appointment  
Only

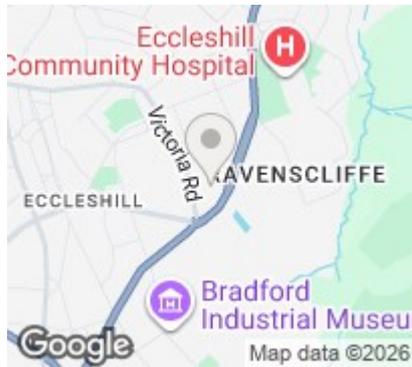
Floor Area - sq ft  
Tenure - Freehold



GROUND FLOOR  
APPROX. FLOOR  
AREA 584 SQ.FT.  
(54.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 430 SQ.FT.  
(39.9 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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